



PLANTING NOTES

- The Contractor shall be responsible for providing all work, materials, equipment and services for performing the "Planting" appearing on the construction drawings for the installation of this project. Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of Broussard Associates. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- See details and specifications for planting requirements, materials and execution, staking method, plant pit dimensions back fill and fertilizer requirements.
- The Contractor shall refer to the plans and specifications when preparing the bid. The Contractor shall verify the availability of the plant material immediately after the signing of the contract with the Owner. Plants shall be true to the Botanical name, genus, species and/or hybrid name as specified in the plant legend. Contractor shall refer to The Sunset Western Garden Book for complete descriptions of plant materials. Substitutions of plant types as specified in the drawings are not allowed without prior authorization by the Owner and/or Landscape Architect. All substitutions shall be submitted in written form. Contractor shall contact Broussard Associates immediately with any discrepancy or unavailability issues. Failure to make such conflicts known to Broussard Associates will result in the Contractor's responsibility to replace the inappropriate materials at no expense to Owner.
- All plant material must be approved by the Owner's authorized representative and/or Landscape Architect prior to installation. Plants shall be of adequate size as specified on the plans and be in good condition upon arrival at the project site. They shall be free of broken limbs, cuts or abrasions to its trunk and limbs, sun scalded leaves, insect infestations, diseases, fungi and show no signs of distress from lack of watering. All substandard plant material will be replaced at no additional cost to the Owner.
- Contractor shall notify Owner's authorized representative 48 hours prior to commencement of work to coordinate project observation schedules.
- No planting work shall begin until the following has been completed and approved by the Owner's representative and/or Broussard Associates: Drainage system, Irrigation system, Final grades have been established, Soil preparation and planting areas have been properly graded.
- Final location of all plant materials shall be subject to the approval of the Owner's authorized representative. If conflicts arise between size of areas and plans, contractor shall contact Broussard Associates for resolution. Failure to make such conflicts known to Broussard Associates will result in contractors responsibility to relocate the materials at no expense to Owner.
- All ground cover shall extend beneath taller plant material.
- All existing trees to remain shall be protected from damage due to construction. Provide protective barrier throughout construction.
- The contractor shall be responsible for installing required root barriers when trees are five feet or less from hardscape areas.
- The contractor shall be responsible for replacement and reconditioning the existing landscape damaged by this construction contract. Replacement and reconditioning will include but not be necessarily limited to: turf establishment (ripping, soil preparation, soil conditioning, fine grading and seeding); tree, shrub, and ground cover replacement, etc.
- Landscape areas to be rough graded plus or minus one tenth of a foot.
- All on-grade planting areas shall be ripped to a depth of 4-6 inches in two directions and receive the following materials per 1,000 square feet of planting area:

3 cubic yards; Kellogg's 'Nitro-humus' or Equal
15 pounds; 12-12-12 Commercial fertilizer
10 pounds; Soil Sulfur
50 pounds; Tri-C Humate

Tri-C Enterprises; Chino, California
(800) 927-3311
- Prior to top dressing, use pre-emergent herbicide, 'Ronstar' or equal at a rate specified by the manufacturer for all shrub planting areas. Avoid pre-emergent herbicide in turf and annual color areas.
- Planting beds shall be top dressed with a 'walk-on' type bark. Contractor shall install a 2 inch thick layer. (6 cu yard per 1000 s.f.) Contractor shall submit sample for approval by Broussard Associates.
- The Contractor shall guarantee the planting and all of its components for the time period specified in the contract for this project. The guarantee shall begin after the date of final acceptance by the Owner's representative and/or Broussard Associates. The Contractor shall be responsible for all materials and labor associated with the guarantee during that time period.

CITY OF FRESNO GENERAL NOTES

- Trees planted in the right-of-way shall be planted by the property owner after first obtaining street tree planting permit and a street work permit. Notify Parks Division to verify the tree planting locations 72 hours prior to any excavation (498-4239).
- Trees planted within the right-of-way shall be located with the following minimum setbacks:
30' from street corners for visibility
15' from driveways, stop signs, alleys, light poles, and power poles.
10' from fire hydrants & 8' from sewer lines
5' from building overhangs
2' from adjacent concrete and adjoining property lines
3' from gas, electrical, and water lines, and roof drains
- Drilling to pierce hardpan shall be required prior to planting each street tree. Notify Parks Inspector (559) 498-4906 two working days in advance of drilling date for inspection of drilling operations and to check backfilling procedures and safety barriers.
- Drilling shall be completed within the 14 days for which clearance was obtained for approved locations. Holes shall be 2 feet in diameter and drilled to a depth where visual evidence of the subsurface sand or gravel drainage stratum is apparent; the drainage hole shall be drilled to a minimum of 10 feet deep. Immediately following drilling, the hole shall be backfilled with soil drilled from the hole, using sufficient water to thoroughly saturate the backfill material. Immediately following backfilling, the white spot designating the planting site is painted black to indicate the site has been drilled. The drilled sites are barricaded and checked daily for 5 working days for soil settling. Soil levels are adjusted as necessary during this time. After 7 days, the barricades and excess soil are removed. Soil shall be allowed to settle for a minimum of 20 days prior to planting.
- Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree. Except as necessary for the health of the tree and public safety, or as may otherwise be approved by the Development Department
- Landscaping must be in place before issuance of the Certificate of Occupancy
- Prior to final inspection. A written certification, signed by a landscape professional approved by the director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the Landscape and Irrigation plans approved by the Planning Division, Development Department
- Maximum slope shall not exceed 4:1 with one foot of level ground between the slope and the back of the sidewalk and/or face of fence. Erosion control measures shall be implemented on all slopes 4:1 or steeper. Such erosion control shall, at a minimum include the use of synthetic erosion control netting in combination with ground cover species approved by the Public Works Department prior to shipping, and the netting shall be installed as recommended by the manufacturer.

PROJECT QUANTITIES

CONTRACTOR SHALL VERIFY ALL QUANTITIES

TOTAL LANDSCAPE AREA: 150,336 SQ. FT.

TREES:

38 - ARBUTUS x 'MARINA'
98 - LAGERSTROEMIA I. 'NATCHEZ'
40 - KOELREUTERIA PANICULATA
71 - LAURUS NOBILIS 'SARATOGA'
70 - QUERCUS SUBER
71 - QUERCUS WISLIZNEII

SHRUBS AND VINES:

315 - DIETES BICOLOR
320 - HEMEROCALLIS 'JEROME'
950 - HEMEROCALLIS 'RED TET'
902 - LANTANA M. 'WHITE'
640 - LAVANDER STOECHAS 'OTTO QUAST'
220 - LIGUSTRUM J. 'TEXANUM'
210 - PARTHENOCISSUS Q.
340 - PIT. 'WHEELERS'
600 - PRUNUS C. 'BRIGHT-N-TIGHT'
1760 - RHAPIDOLEPIS I. 'BALLERINA'
625 - RHAPIDOLEPIS I. 'JACK EVANS'
500 - SALVIA x 'MARACHINO'
190 - TRACHELOSPERMUM A.
1200 - VIBURNUM T. 'SPRING BOQUET'

SOD TURF:

CONTRACTOR SHALL VERIFY ALL QUANTITIES

BARSTOW AVE - 23,500 SQ. FT.
VETERANS BLVD - 30,350 SQ. FT.
BRYAN AVE - 9,300 SQ. FT.
CONTESSA AVE - 8,800 SQ. FT.



**BROUSSARD
ASSOCIATES**
LANDSCAPE ARCHITECTS
Tel. 559-325-7284 - Fax 559-325-7286

REVISIONS		ACCT. NO.	CITY OF FRESNO		DEPARTMENT OF PUBLIC WORKS	
FILE NO.	REF. & REV.				DAVID HEALEY	DIRECTOR
March 2, 2005			TRACT 5224 DeYoung Communities Team 5			
March 18, 2005						
April 12, 2005						
May 9, 2005						
May 31, 2005						
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				CITY DESIGN ENG.	OFFICE ENG.	
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